

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
end of S/S Westspring Way, 1862'	* ZONING COMMISSIONER
+/- S of Greenspring Avenue	
27 Westspring Way	* OF BALTIMORE COUNTY
3rd Election District	
3rd Councilmanic District	* Case No. 96-250-A
George C. Williams, et ux	
Petitioners	*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by George C. Williams and Lisa T. Williams, his wife, for that property known as 27 Westspring Way in the Five Springs West subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 10 ft. for an attached garage in lieu of the minimum required 50 ft. and to amend the latest Final Development Plan to allow projection of same outside the building envelope. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion

ORDER RECEIVED FOR FILING

Date 1/31/96  
By Ch. Spack

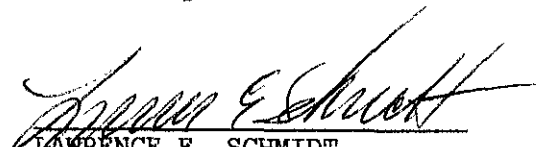
RECEIVED

of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31<sup>st</sup> day of January, 1996 that the Petition for a Residential Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 10 ft. for an attached garage in lieu of the minimum required 50 ft. and to amend the latest Final Development Plan to allow projection of same outside the building envelope, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING

Date

LES:mmm

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

January 31, 1996

Mr. and Mrs. George C. Williams  
27 Westspring Way  
Lutherville, Maryland 21093

RE: Petition for Administrative Zoning Variance  
Case No. 96-250-A  
Property: 27 Westspring Way

Dear Mr. and Mrs. Williams:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.





# Petition for Administrative Variance

96-250-A

## to the Zoning Commissioner of Baltimore County

for the property located at 27 WESTSPRING WAY Lutherville, Md  
which is presently zoned RC-5 Residential 21093

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.3

To allow a side yard setback of 10 ft. (for an attached garage) in lieu of the minimum required 50 ft. AND to amend the latest Final Development Plan to allow project of same outside the building envelope.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- ① Adding Garage within 10' of property line.
- ② Front drops behind house

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Address

659-0900 (W)

560-0900 (H)

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Signature

Address

Phone No

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature]

DATE: 12-22-95

ESTIMATED POSTING DATE: 1-7-96

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 252

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 27 WESTSPRING WAY  
address  
CATHTAMUN MD 21093  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

See Reverse side

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

George C. Williams  
(signature)  
George C. Williams  
(type or print name)



Lisa T. Williams  
(signature)  
Lisa T. Williams  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of December, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

LISA WILLIAMS & George WILLIAMS

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

12/22/95  
date

Donald C. Snyper  
NOTARY PUBLIC

My Commission Expires:

9/28/98

Zoning Description

27 West spring Way

96-250-A

Item  
# 252

Beginning at a point on the south side <sup>(end)</sup> of Westspring Way at the distance 1862 ft  $\pm$  south of Green Spring Ave. Being known as Lot No. 19 in the subdivision of Five Springs West, as recorded in Plat Book 53 folio 11 containing 2.12 acres  $\pm$  and located in the 3<sup>rd</sup> Election District of Baltimore County.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. *2*

*96-250-A*

DATE *12-1-95* ACCOUNT *K. apt. 101-100*

AMOUNT \$ *8.50*

RECEIVED  
FROM:

*Mrs. W. Williams / 27 Westspring Way*  
*101-100 - 101-100 - 101-100 - 101-100*  
*101-100 - 101-100 - 101-100 - 101-100*

FOR:

*03A9380146MICHRO 1 185.00*  
*BY COD2:43PM12-27-95*

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

*96-250-17*

District *3rd*

Date of Posting *1/5/96*

Posted for: *Vonnes*

Petitioner: *George Carroll & Lisa T. Williams*

Location of property: *27 Westspring Way*

Location of Signs: *Facing road at entrance of property to site*

Remarks:

Posted by *[Signature]*  
Signature

Date of return: *1/12/96*

Number of Signs: *1*





Baltimore County  
Department of Permits and  
Development Management

Permits and Licenses  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3900  
Fax: (410) 887-2824

January 5, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

COPY

Re: CASE NUMBER: 96-250-A (Item 252)  
27 Westspring Way  
end of S/S Westspring Way, 1862' +/- S of Greenspring Avenue  
3rd Election District - 3rd Councilmanic  
Legal Owner: George Carroll Williams and Lisa Troiani Williams

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before January 7, 1996. The closing date (January 22, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: George and Lisa Williams

1/10/96 10:00 AM





Baltimore County  
Department of Permits and  
Development Management

Permits and Licenses  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3900  
Fax: (410) 887-2824

January 31, 1996

Mr. and Mrs. George Williams  
27 Westspring Way  
Lutherville, Maryland 21093

RE: Item No.: 252  
Case No.: 96-250-A  
Petitioner: G. Williams, et ux


Dear Mr. and Mrs. Williams:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 22, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: January 11, 1996

FROM: Arnold F. 'Pat' Keller, III, Director, PO

SUBJECT: 27 Westspring Way

INFORMATION:

Item Number: 252

Petitioner: Williams Property

Property Size: \_\_\_\_\_

Zoning: RC-5

Requested Action: Administrative Variance

Hearing Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1B01.3A.7.b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CMDP.

Staff offers no comment regarding the appropriateness of the variance.

Prepared by: Jeffrey W. Long

Division Chief: Edy Kline

PK/JL

RECORDED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: January 22, 1996  
Department of Permits  
and Development Management

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
Item No. 250 and 252 for January 8, 1996

The Development Plans Review Division has received the subject zoning items and we have no comments.

RWB:bb  
cc: File

*Handwritten signature/initials*

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 12/29/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JAN. 2, 1996.

Item No.: SEE BELOW

Zoning Agenda:

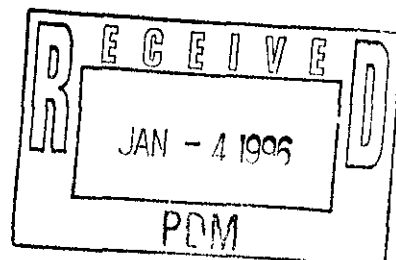
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 250, 251 AND 252.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



96-250-A





**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

12-29-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 252 (JOS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE  
end of S/S Westspring Way, 1862' +/- S of Greenspring Avenue  
27 Westspring Way  
3rd Election District  
George C. Williams, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-250-A  
\*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by George C. Williams and Lisa T. Williams, his wife, for that property known as 27 Westspring Way in the Five Springs West subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 10 ft. for an attached garage in lieu of the minimum required 50 ft. and to amend the latest Final Development Plan to allow projection of same outside the building envelope. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion

of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of January, 1996 that the Petition for a Residential Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 10 ft. for an attached garage in lieu of the minimum required 50 ft. and to amend the latest Final Development Plan to allow projection of same outside the building envelope, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

January 31, 1996

Mr. and Mrs. George C. Williams  
27 Westspring Way  
Lutherville, Maryland 21093

RE: Petition for Administrative Zoning Variance  
Case No. 96-250-A  
Property: 27 Westspring Way

Dear Mr. and Mrs. Williams:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmm  
encl.



Petition for Administrative Variance  
96-250-A  
to the Zoning Commissioner of Baltimore County

for the property located at 27 Westspring Way, Lutherville, MD, which is presently zoned RA-5 Suburban

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.3.

To allow a side yard setback of 10 ft. (for an attached garage) in lieu of the minimum required 50 ft. AND to amend the latest Final Development Plan to allow project of same outside the building envelope.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Adding Garages within 10' of property line.
2. Grade drops behind house

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase/Lessee  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Attorney for Petitioner  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Name, Address and phone number of representative to be contacted

Legal Owner(s)  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Name, Address and phone number of representative to be contacted

659-0900 (w)  
580-0800 (h)  
21693  
580-0800 (h)

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of January, 1996, that the subject matter of this petition be set for a public hearing, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature] DATE: 1-22-96  
ESTIMATED POSTING DATE: 1-2-96  
ITEM #: 252

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 27 Westspring Way, Lutherville, MD 21093

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (provide reasoning or practical difficulty)

See reverse side

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature] Lisa T. Williams  
[Signature] George C. Williams

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I HEREBY CERTIFY, this 22nd day of December, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Lisa Williams & George Williams

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of their knowledge and belief.

AS WITNESS my hand and Notarial Seal, this 22nd day of December, 1995.

[Signature] My Commission Expires 9/28/98

Zoning Description  
27 Westspring Way  
96-250-A  
Beginning at a point on the south side of Westspring Way at the distance 1862 ft +/- south of Greenspring Ave. Being known as lot No. 19 in the subdivision of Five Springs West, as recorded in Plat Book 53 folio 11 containing 2.12 acres +/- and located in the 3rd Election District of Baltimore County.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3rd Date of Posting: 1/2/96  
Posted for: Variance  
Petitioner: George C. Williams & Lisa T. Williams  
Location of property: 27 Westspring Way  
Location of Sign: [Signature]  
Remarks:  
Posted by: [Signature] Date of return: 1/2/96  
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 12-25-95 ACCOUNT: 96-250-A

AMOUNT: \$ 15.00

RECEIVED BY: [Signature]

FOR: [Signature]

03AP180146NICHOLSON 1-85-00

BA 002143PM12-22-95



Baltimore County  
Department of Permits and  
Development Management

Permits and Licenses  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3900  
Fax: (410) 887-2824

January 5, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-250-A (Item 252)  
27 Westspring Way  
end of S/S Westspring Way, 1862' +/- S of Greenspring Avenue  
3rd Election District - 3rd Councilmanic  
Legal Owner: George Carroll Williams and Lisa Trolani Williams

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reminder regarding the administrative process.

1) Your property will be posted on or before January 7, 1996. The closing date (January 22, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director  
cc: George and Lisa Williams





Baltimore County  
Department of Permits and  
Development Management

Permits and Licenses  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3900  
Fax: (410) 887-2824

January 31, 1996

Mr. and Mrs. George Williams  
27 Westspring Way  
Lutherville, Maryland 21093

RE: Item No.: 252  
Case No.: 96-250-A  
Petitioner: G. Williams, et ux

Dear Mr. and Mrs. Williams:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 22, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: January 11, 1996

FROM: Arnold F. 'Pat' Keller, III, Director, PO

SUBJECT: 27 Westspring Way

INFORMATION:

Item Number: 252

Petitioner: Williams Property

Property Size:

Zoning: RC-5

Requested Action: Administrative Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1801.3A.7.b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article 1B) and other provisions of the CMDF.

Staff offers no comment regarding the appropriateness of the variance.

Prepared by: *Jeffrey W. Long*

Division Chief: *Edy Kena*

PK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: January 22, 1996

Department of Permits  
and Development Management

FROM: Robert W. Bowling, Chief  
Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
Item No. 250 and 252 for January 8, 1996

The Development Plans Review Division has received the subject zoning items and we have no comments.

RWB:bb  
cc: File

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 12/29/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JAN. 2, 1996.

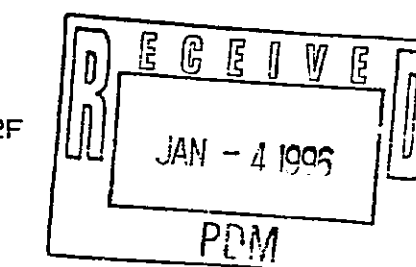
Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 250, 251 AND 252.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F  
cc: File



96-250-A



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 252 (305)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

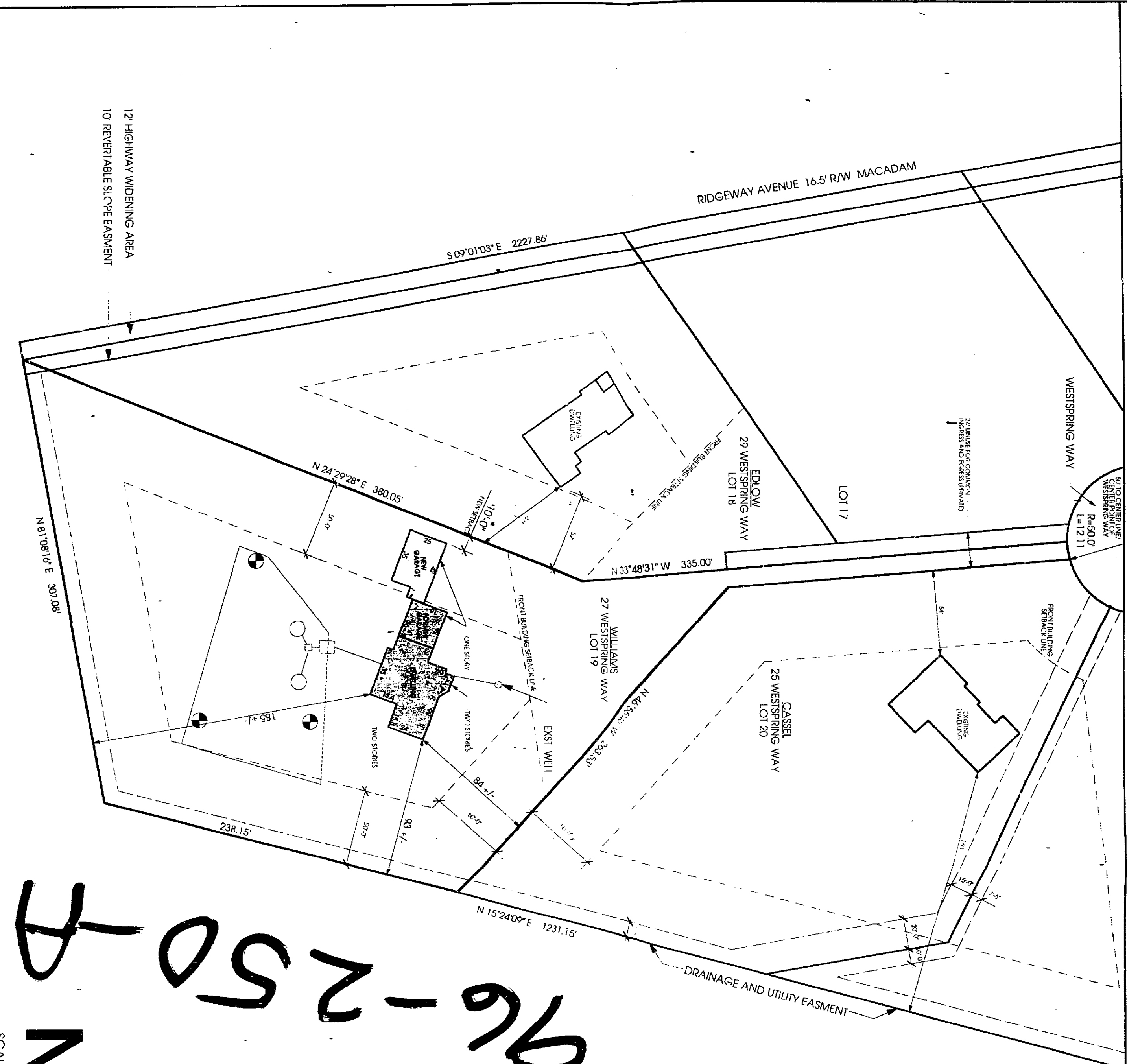
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

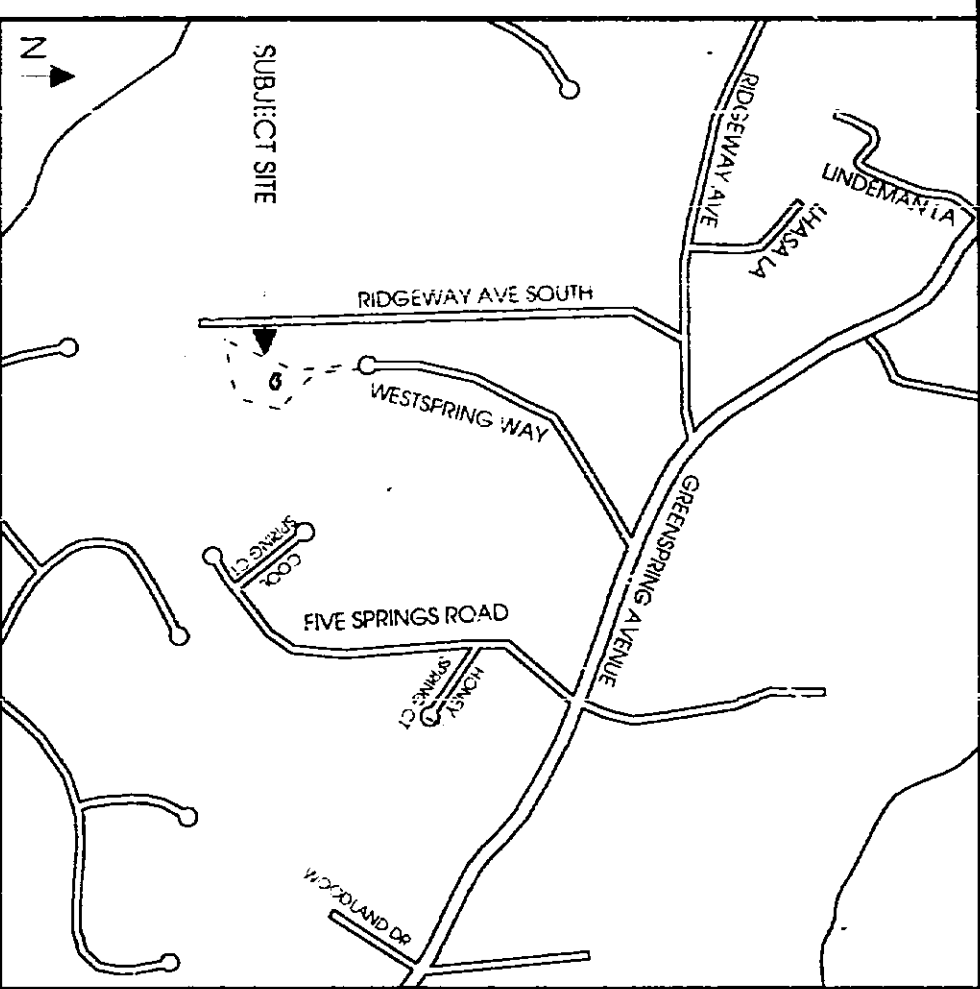


Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 27 WEST SPRING WAY  
 SUBDIVISION NAME: FIVE SPRINGS WEST  
 Plot book # 53 Folio # 11 Lot # 19 Section #  
 OWNER: George and Lisa Williams



96-250-A  
 N ↑  
 SCALE: 1"=50'



VICINITY MAP scale: 1"=1000'

LOCATION INFORMATION

Councilmanic District: C-3  
 Election District: 3  
 1"=200 scale map#: NW 13-E  
 Zoning: R.C.5  
 Lotsize: 2.12 acreage 92,140 square feet

Chesapeake Bay Critical Area: ☐ YES ☒ NO  
 Prior Zoning Hearings: NONE  
 SEWER: ☐ PUBLIC ☒ PRIVATE  
 WATER: ☐ ☒

Zoning Office USE ONLY

reviewed by: *BA* ITEM #: 252 CASE #:

**WILLIAMS RESIDENCE**

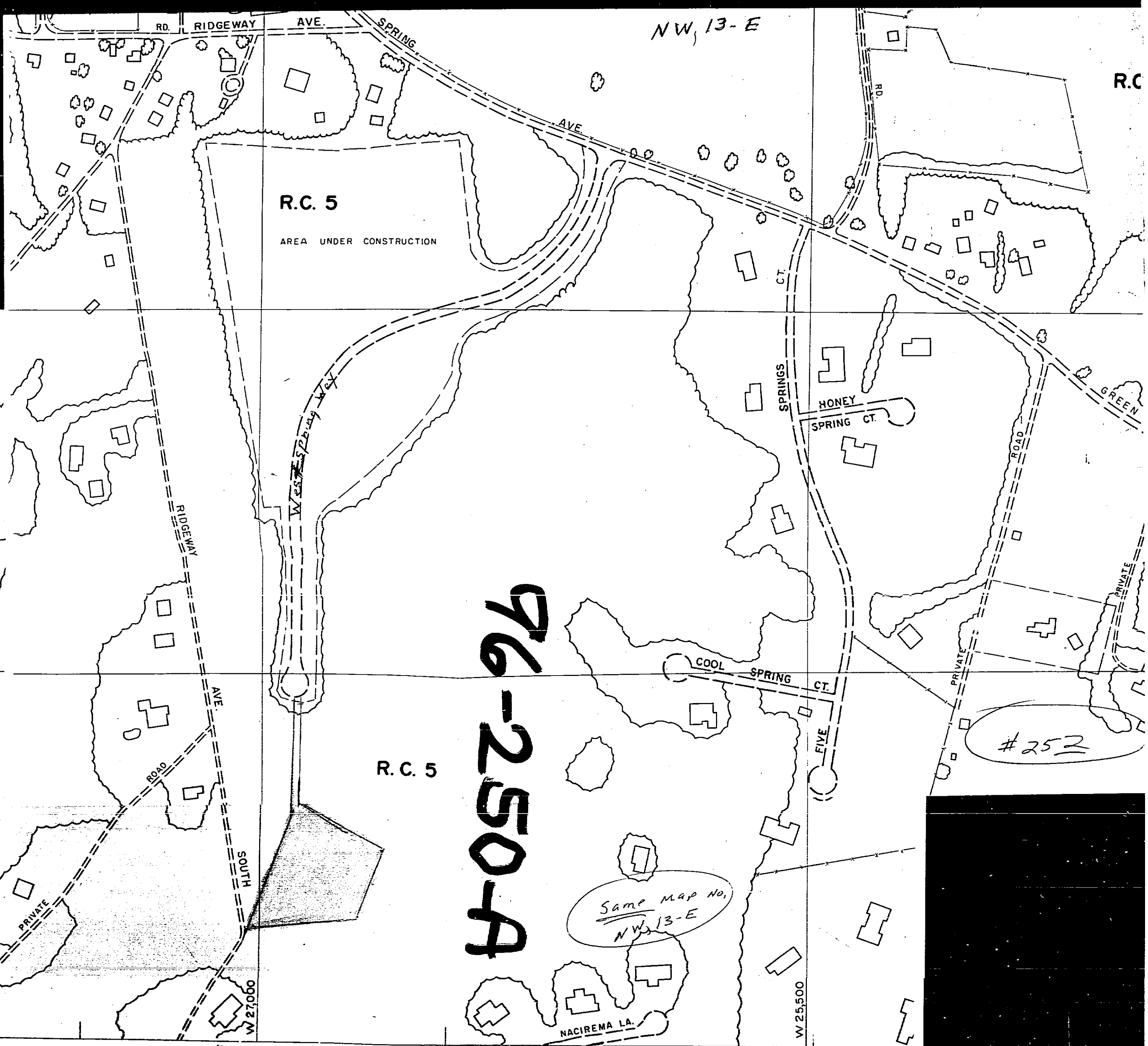
ARCHITECT: PETER FILLAT ARCHITECTS/STUDIO WANDA

*Post No 1*

PLAT PLAN

Plat No.: 9606A.00  
 Scale: AS NOTED  
 Date: November 15, 1995  
 Revisions:

**PLAT**



**BALTIMORE COUNTY**

1992 COMPREHENSIVE ZONING MAP  
 Adopted by the Baltimore County Council  
 Oct. 15, 1992

1988